

TOWN OF UNION

PLAN COMMISSION MEETING

Minutes for September 28, 2006

The Town of Union Plan Commission met on Thursday, August 31, 2006 at the Eager Free Public Library, 39 W. Main Street, Evansville, WI. The meeting was called to order at 7:00 p.m. by Chairman Alvin Francis.

Present: Alvin Francis, Mike Exum, Kim Gruebling, Marty Johnson, Rich Templeton, and Eric Larsen. Bob Fahey Building Inspector

Absent: Doug Zweizig

Approval of August 30, 2006 meeting minutes

Kim Gruebling moved to approve the August 30, 2006 minutes. Richard Templeton second. Approved by unanimous vote.

David Rich Conditional Use Permit Review

David Rich admitted to having too many cars. His plan is to get rid of another twenty cars. Kim Gruebling noted a crane, trucks, etc. His intention is to not have a junk yard and is putting to use the equipment. David's property is owned A2. His conditional use permit from 24 years ago is to have 10 cars. Doug Zweizig is concerned with oil leakage and environmental concerns. He stated the burden is on the applicant and not the Commission to be in compliance.

David stated that the DNR has been on his property a couple of years ago. David stated no documentation was provided as to the verbal statement of the DNR rep stating there was no environmental concern. A letter was sent by Clerk O'Leary requesting Mr. Rich provide a written plan to return to compliance. David Rich stated he didn't have time to open the letter.

Kim stated that Rich is out of compliance and that the Town Board has been attempting to work with for over a year and a half. Doug felt there was no effort made by David Rich to attempt to return to compliance. Bob identified that the A2 property is not zoned for a junk yard. Section 5.4 addresses the non-compliance of the conditional use permit.

Rich Templeton to allow 60 days for David Rich to return to compliance of having only ten vehicles and to provide the Plan Commission with a written inventory of engines, building material, trucks, cars, tanks, semis, anything licensable, other machinery that is not farm related, scrap metal, with an inspection being conducted prior to those 60 days.

Rich moved to allow David Rich 60 days to return to having ten total vehicles (cars and pickup trucks only) and if that doesn't happen, the conditional use permit will be removed. Second by Doug Zweizig. Motion passed by 6-0 roll call vote. Mike Exum abstained.

Doug Zweizig moved to ask Dave Rich within 110 days to submit to the Plan Commission a written inventory of materials that would not be in compliance with the Conditional Use permit or A2 zoning and a plan to come into compliance. Second by Kim. Motion passed by 6-0 roll call vote. Mike Exum abstained.

Paul Hagen, neighbor, spoke up for Rich in effort to support David as a good neighbor who is handy at fixing things and the stuff he has is very useful. Paul was upset with the process of how Dave Rich was being treated unfairly.

Public Hearing: Town of Union Zoning Ordinance Public Hearing

Public Hearing opened: Comment provided intermittently from constituents.

The Plan Commission questioned the change from 3,000 to 8,000 for commercial businesses. Marty moved to make the maximum square footage to 15,000 for Local Business District (B-1) Section 17.08, section (4) (permitted use) and to add as a permitted conditional use for B1 to have a building maximum of 40,000 square foot.. Second by Doug Zweizig. Motion passed by 6-1 voice vote. Mike Exum voting no.

Recommendation of the Zoning Ordinance to the Board

Marty moved to recommend the Zoning Ordinance Draft Chapter 16 to the Town Board with the written changes presented in the e-mail. Second by Erik. Motion passed by unanimous voice vote.

Applicant's Preliminary Meeting expectations and waiver

Discussion centered around the process a developer or land owner would go through in order to get information about the process and ordinance restrictions. The Plan Commission recognized the importance of not providing opinions on a project prior to a completed application being submitted, yet being able to answer questions about process, maps, ordinances, etc.

Motion by Marty to include on each monthly plan commission meeting an agenda item "Zoning Code/Land Division Process Q & A" with a limit of 5 minutes per person. Second by Mike Exum.

Flowchart Review and Recommendation

Marty moved to recommend the flow charts to the town board as corrected. Second by Mike. Motion passed by unanimous voice vote.

Review Language for Method and Guide for Controlling Growth

Not discussed.

Application Form Review and Recommendation

Marty moved to approve the application form as corrected to the Town Board. Second by Marty. Motion approved by unanimous voice vote.

Schedule of Fees Review and recommendation

Eric moved to recommend the fees as adjusted. Second by Kim. Motion approved by unanimous voice vote.

Rock County Stormwater Management Ordinance Adoption

Doug moved to recommend the board adopt the county plan and revise it later. Second by Mike. Motion approved by unanimous voice vote.

Motion to adjourn Kim Gruebling. Second by Eric Larson. Meeting adjourned at 10:00 p.m

Linda O'Leary, Clerk (882-5900)